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DESIGN AND ACCESS STATEMENT

PROJECT

EXISTING BUNGALOW EXTENSION AND INTERNAL ALTERATIONS

LAND AT

TAMARA, FRENCH DROVE, THORNEY, PETERBOROUGH PE6 0PH.

Project Reference:	23027
Drawing References:	22027-PL001,PL002,PL003
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DESIGN AND ACCESS STATEMENT

EXISTING:

The application site is located off French Drove, close to where French Drove meets the B1040 Crowland Road- this area is a mix of residential dwellings surrounded by agricultural land.

On the site can be found an existing two-bedroom bungalow with a conservatory to the rear. An integral garage is found to the front and there is a duel access/ egress from the road (French Drove).

The existing garden area for the dwelling is mainly to the to the rear. The rear conservatory is dated and doesn't allow for the client to make the most of the dwellings internal space as they wish.

The site is within Flood Zone 3 and a separate Flood Risk Assessment will be submitted alongside this application.

There have been no prior planning applications on this site.





PROPOSAL:

This application is for a single storey extension and internal alteration to an existing detached bungalow.

The existing dwelling is a two-bedroom bungalow with accommodation at finished floor level. The proposal is for the property to remain a two-bedroom dwelling but to have the existing conservatory altered and re-roofed, a new rear extension to allow for a larger master suite and other minor internal changes.

Due to the finished floor level remaining the same and bedroom numbers not increasing, no risk has been altered or increased through extending the dwellings footprint.

Visually, the external elevations have been designed to follow similar materials and design styles of the existing dwelling and surrounding area. The extensions use a mix of render and brickwork to tie in with the main building while the roof construction and windows are to match that of existing. Render has been used within the proposal as it is not out of character for the area and will be utilised to tidy up the proposed brickwork to the existing brickwork remaining while giving a pleasing visual.

The existing access points to the site will be utilised, and there is no changes to parking or occupant numbers.

LANDSCAPING:

The existing site has a few trees dotted around the rear garden, two of which we seek to remove within this proposal (see drawing 23027-PL002 Demolition Plans, Elevations and Site plan).

All boundary fencing is to remain as existing.

SITE LEVELS:

The proposed extensions will match the existing finishes floor level and all existing site levels will remain unchanged unless stated otherwise.

ACCESS:

There are two means of access to the existing site both of which are off French Drove. These duel access/ egrees points can be found off the road, both to the south-west (see existing site plan drawing reference 23027-PL001). No alterations to the site accesses are being proposed or are required to allow for the changes to the existing dwelling.

The existing access to the road will not be altered or changed in any way.

The dwellings proximity to the road allows for easy approach from emergency vehicles should this be needed.

GENERAL:

The proposal sees this bungalow having a practical and functionable transformation to assist with the clients' requirements and needs. The existing dwelling floor area is being increased to provide a larger habitable master suite with a dressing area and more spacious en-suite but there is no increase in bedroom quantities. The alterations to the conservatory allow for the existing kitchen area to be opened up into a larger kitchen/ morning/ dining area.

The materials we propose to use for the existing dwelling extensions are in-keeping within the area and will not look out of place with the existing dwelling. The internal alterations and extensions will have a positive visual impact and ties in well with what is existing on site.